



## Green Lane Ilford, IG1 1XJ

Edward Chase is delighted to present to the residential lettings market this amazing 4 bedroom, 3 bathroom semi-detached house located in Ilford, Green Lane. This property is situated in a great location benefiting from great schools & amenities within walking distance. We feel this property would be an ideal choice for growing families or professional sharers searching for size, convenience, and location. This property has several key features: • Walking distance to Ilford & Seven Kings Station • 4 large bedrooms • 3 bathrooms • Spacious reception • Newly fitted kitchen • White goods included • Utility room • Rear garden & side entrance • Driveway parking • Unfurnished • Combination boiler • Gas central heating • Semi-double-glazed windows throughout To view this property please contact the Edward Chase lettings team. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service.

- Large 4 Bedroom 4 Bathroom Semi-Detached House
- A Generous Sized Reception & Dining Room
- Utility Room With Additional Ground Floor W/C
- The property has Gas Central Heating, Combination Boiler & Water Tank System for Pressure Increase
- Large Kitchen With Ample Storage & White Goods Included
- Rear Garden with Side Entrance

**Monthly Rental Of £2,199**

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potential of your property or you are considering a buy-to-let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.